

February 4, 2026

Committee on Economic Development, Small Business & Trade

Oregon House of Representatives

Dear Members of the Committee:

I write to offer support of HB 4084, the Governor’s bill focused on investing in development-ready industrial land, modernizing the enterprise zone program, and improving the predictability of Oregon’s permitting and regulatory processes.

### **Industrial land**

We strongly support the proposed \$40 million investment to expand Oregon’s capacity to bring industrial sites to “development-ready” status. Oregon’s shortage of development-ready industrial land is a widely recognized bottleneck that affects every region’s ability to compete for traded-sector projects and new private investment.

This challenge is statewide and urban-rural. The total need to address the statewide shortage of development ready industrial land is in the billions. This \$40M is an essential first step in tackling that backlog that will have a quick and profound ROI to communities and budgets.

### **Enterprise zones**

We also strongly support the Governor’s proposal to modernize the enterprise zone program. HB 4084 includes adjustments to enterprise zone requirements intended to keep the tool effective and relevant over time.

Enterprise zones have long been one of Oregon’s most effective economic development tools for both business retention and business recruitment—especially when paired with local partnerships and workforce planning. Modernizing this program now will help ensure the incentive remains a valuable tool in the years ahead, in particular by relaxing job creation requirements to help rural areas better use the tool, and by allowing retention, productivity or revenue improvements as qualifying criteria.

### **Fast Track permitting**

Finally, Oregon faces an overwhelming regulatory burden—made worse by frequently changing requirements and lengthy and uncertain permit approval processes.

We support the intent of creating a fast-track approach and the concept of improved cross-agency alignment, including the bill’s proposal to establish a Joint Permitting Council and administer a fast track permitting program. We defer to Governor Kotek and other parties to ensure that this is an effective tool to accelerate decision-making rather than inadvertently adding an extra layer of process and paperwork.

### **Conclusion**

HB 4084 takes important steps to strengthen Oregon’s competitiveness by investing in site readiness, modernizing enterprise zones, and improving permitting coordination. We urge your support for the bill and look forward to working with the committee and the Governor’s team to ensure the Fast Track framework delivers faster, more predictable permitting outcomes in practice.

Thank you for your time and consideration.

Respectfully submitted,



Duncan Wyse

President

Oregon Business Council

[dwyse@orbusinesscouncil.org](mailto:dwyse@orbusinesscouncil.org)

(503) 419-7585